

# Temple Memorial Park Sports Grounds

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## Planning Statement

### Tolent Living Ltd

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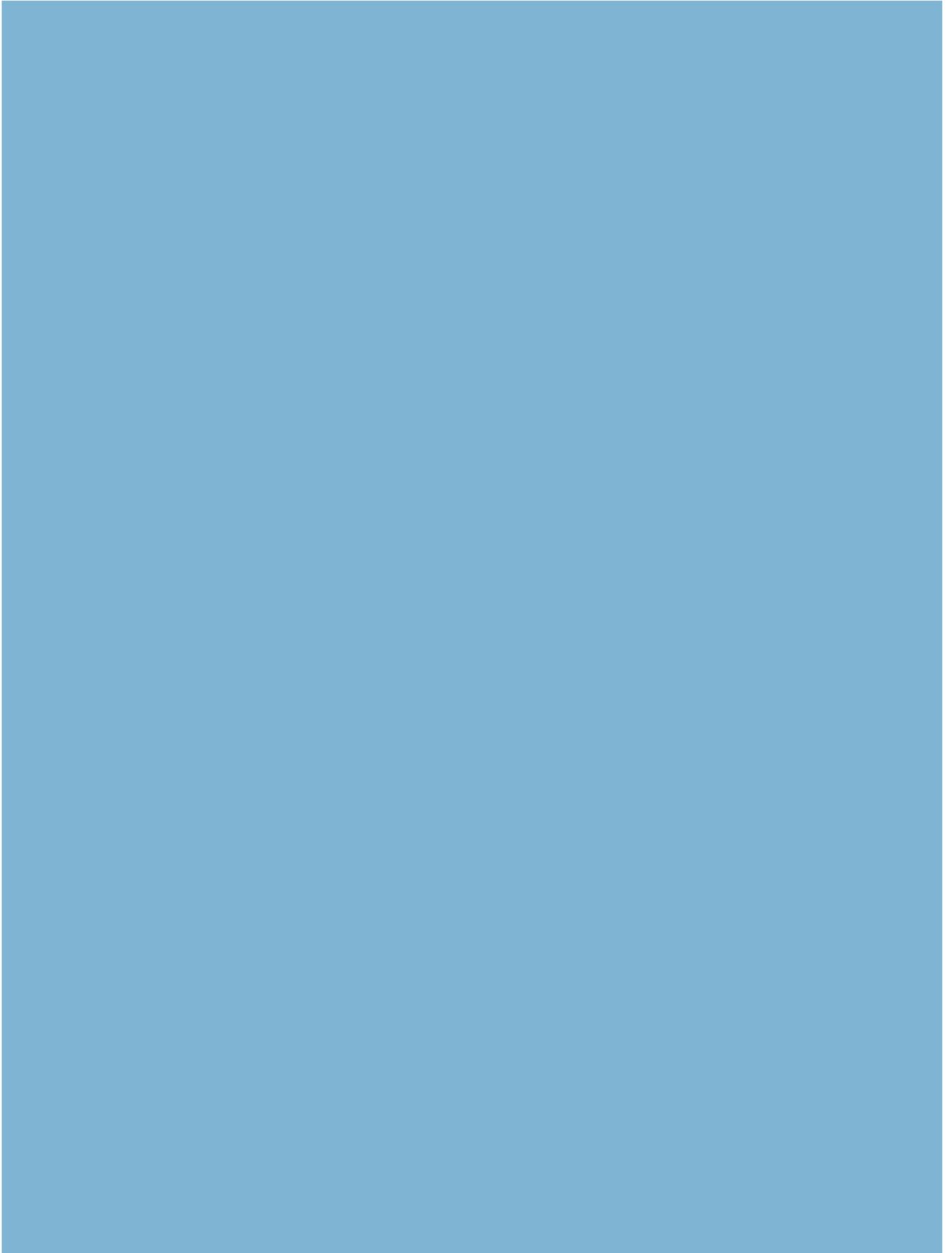
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## 1.0 Introduction

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This Planning Statement has been produced in support of a planning application, submitted on behalf of Westoe and South Shields Sports Club, for the development of a new sporting facility at Temple Memorial Park, South Shields. A separate planning application is being submitted for the provision of 79 dwellings on the existing South Shields and Westoe Sports Club site. Although two separate applications are submitted, they should be considered in conjunction with each other during the determination period.

The sports facilities for South Shields and Westoe Sports Club will be relocated to Temple Memorial Park, South Shields, which will provide new sports facilities and purpose-built club house to safeguard the future uses of the clubs, with an application for 79 units on the existing South Shields and Westoe Sports Club site.

The purpose of this Statement is to provide a justification, in planning terms, for both the redevelopment of the existing South Shields and Westoe Sports Club and the provision of replacement facilities, which will be subject to two separate planning applications. Nevertheless, given the intrinsic link between the developments, it is important that they are considered concurrently.

This statement will seek to confirm the appropriateness of the proposal in the context of National and Local Planning Policy and show the strategic fit of the proposals within the South Tyneside Council administrative area.

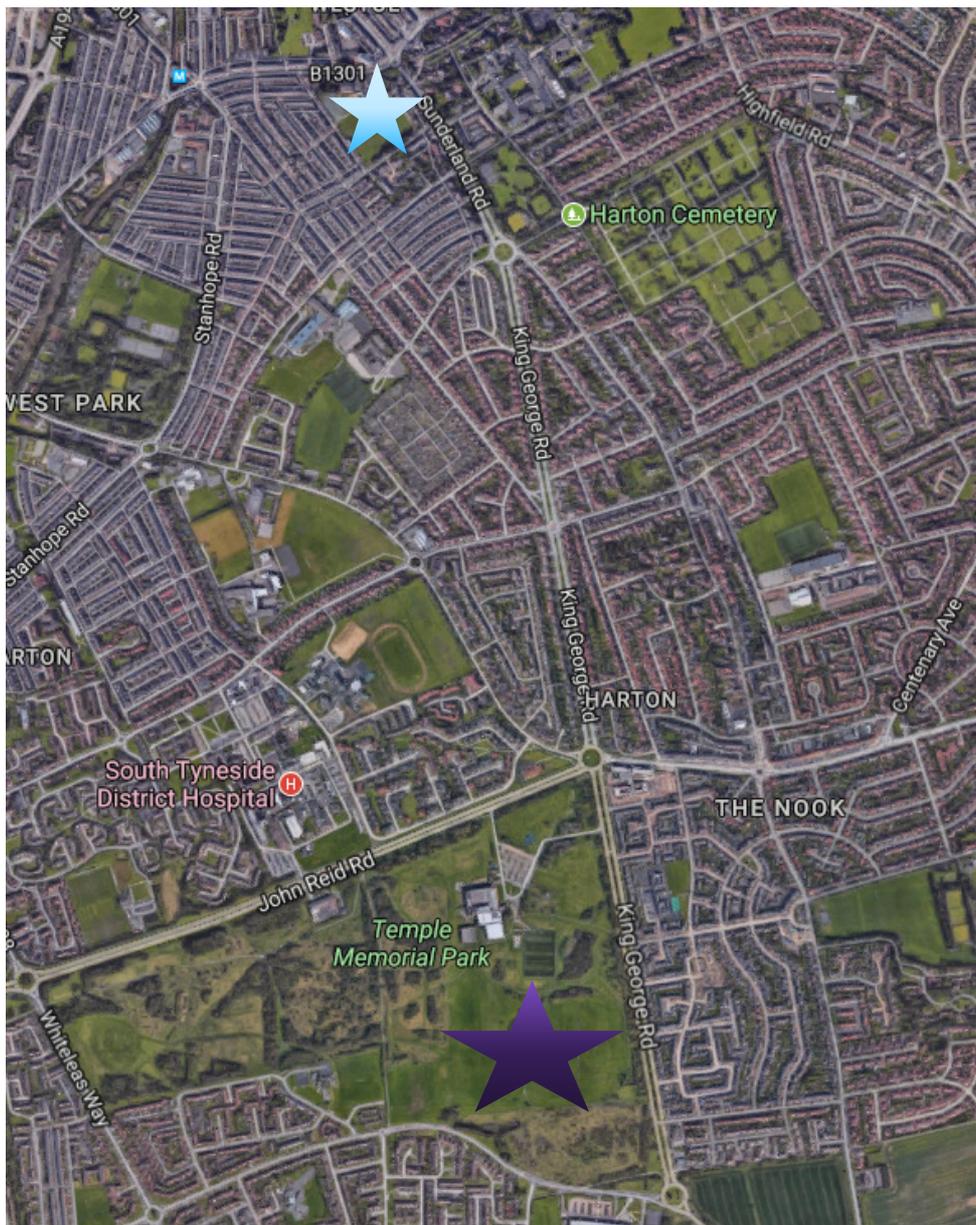
This Planning Statement should be read in conjunction with the following supporting information:

- Biodiversity Survey and Report;
- Flood Risk Assessment;
- Geotechnical Report;
- Noise Assessment;
- Plans;
- Open Space and Playing Pitch Assessment;
- Transport Statement and Travel Plan; and
- Tree Report.

## 2.0 Site and Surroundings

This planning application relates to land off Nevinson Avenue, South Shields for use a sports facility for South Shields and Westoe Sports Club. The site extends to approximately 13ha. The site is an existing greenfield area adjacent to The Temple Park Memorial Park and Leisure Centre (shown as the purple star). The site is shown in relation to the existing Westoe Sports Ground (shown as a blue star) in Figure 1 below:

**Figure 1: Site Location**



The proposed development site is currently informally marked out for football and rugby pitches. The site is bounded to the east by King George Road, Temple Memorial Park to the west and Temple Leisure centre to the north.

There is currently no existing vehicular access to the site, however a formal pedestrian access is located to the west of the site off Nevinson Avenue. There are a number of formal rights of way and informal pedestrian and cycle routes across the site. The site is surrounded by dense residential development to the south, east and west, the Temple Memorial Park to the north and south west.

The site at Nevinson Avenue is not within a Conservation Area and is not within the vicinity of any listed buildings. The site is located within Flood Zone 1 as indicated on the Environment Agency's Flood Map for Planning.

### **2.1.1 Relocation of Sports Facilities**

The application proposes to relocate sporting facilities from the existing South Shields and Westoe Sports Club Site to the Nevinson Avenue site.

The sports facilities at the existing South Shields and Westoe Sports Club Site are located within 2.8 hectares of land, which is significantly smaller than the application site which is 13ha. The site is laid out as a Sports Club with provision for rugby/cricket pitch, tennis courts (external), club house, squash courts and associated car parking. The existing site lies within the Westoe suburb of South Shields, to the north of Hartington Terrace and the edge of Westoe Village.

### 3.0 Description of the Proposal

The application proposes the development of a new high-quality playing pitches and a to deliver a new state of the art, purpose-built club house and associated pitches and facilities. The new facility will include the relocation of the existing facilities at Westoe Sports Ground. The application will provide the same level of sporting facilities as the existing ground whilst allowing additional flexibility and a wider range of pitches. The proposed site layout is shown in Figure 2 below:

Figure 2: Site Layout



#### 3.1 Pitch Provision

As the pitches at the existing sports facility in Westoe are to be relocated to provide better quality pitches and purpose-built ancillary facilities, the application must demonstrate that at least the existing provision of these facilities is provided.

The application will relocate the existing XV floodlit rugby pitch, senior cricket pitch and 3 no. floodlit tennis courts from the Westoe Sports Ground to the Temple Memorial Park site.

The application also includes additional facilities as well as those which are to be relocated from Westoe Sports Ground. The new facilities will provide an increase in cricket wickets from 11 to 16 wickets and an additional floodlit XV rugby pitch. This pitch will also be useable for 11 a-side football matches.

It is also the aspiration of developer to provide, subject to funding, additional sports provision onsite. It is proposed that additional facilities including junior cricket pitch, 2nd XV Rugby Pitch and Rugby training pitch would be provided. These additional rugby pitches would also be marked out for use as a shared community facility as 11 a-side football pitches. Additionally, a further 3 no. floodlit tennis courts and 3. no bubble covered tennis courts are included for future implementation.

The application will also relocate the existing sports pitches on Temple Memorial Park. The application proposes to provide 4no. 11 a-side pitches and 1 no. 9 a-side playing pitch for football. All of the relocated pitches will be installed to at least the same standard as currently available at Temple Memorial Park and their provision will be secured through a S106 agreement.

### **3.2 Club House**

The application proposes a new purpose-built clubhouse, to replace the outdated facilities at Westoe Sports Ground. The proposed clubhouse is approached alongside the cricket pitch to the western side of the building. This allows for an outward facing presence to the building to Nevison Avenue and for views up to the car park from the reception office.

The club house will provide indoor sporting facilities and other ancillary uses such as function rooms and changing facilities for users. Within the south wing of the building 3 no. squash courts are proposed with associated changing facilities. The eastern area of the club house will be comprised of rugby changing areas and a community room. The rugby changing area can additionally be accessed from the external south-eastern façade of the building to allow direct access to the pitch. The first-floor features function/bar/kitchen and provides changing facilities for the cricket teams/pitches and a balcony directly outside of the changing area provides viewing and direct access to the field of play.

The scale and mass of the Club House has been considered in relation to the surrounding area. The architects have broken up the mass of the club house through the use of block materials such as split faced Forticrete blockwork with contrasting banding.

In relation to materials the palette chosen is of a contemporary nature that are also hard wearing and durable. The surrounding residential area is predominantly residential properties which utilise traditional materials such as brick, render and slate or tiled roofs. There are a number of more contemporary developments within the local area that utilise more contemporary materials such as timber panelling, and the design of the club house has been influenced by these developments.

A glazed entrance lobby is used to highlight the main entrance into the building from the car park. Render is applied to the upper levels of the building and are used to highlight more public areas of the building such as the function room. There are 2no. terraces provided at the first floor accessed from the function room and these will be installed with glazed balustrading and overlook the cricket and rugby fields. Fenestration is kept simple and is used where appropriate to provide views out over the sporting facilities.

A separate groundskeepers building is also proposed which will be a maintenance and equipment store. The external façade will be in split face blockwork similar to the main clubhouse building.

A separate junior changing block is proposed, subject to future funding and the provision and delivery of a junior cricket pitch.

The overall provision of the facilities within the club house are a significant improvement compared to the existing provision at Westoe Sports Ground. The facilities will be purpose built and provide individual changing areas for users as well as enhanced social space for users of the pitch and the overall community.

### **3.3 Access and Parking**

Access to the new club facilities/main and overflow car park will be provided for vehicular traffic off a single junction to Nevinson Avenue. The road will not be adopted but will be of a standard to allow for deliveries and refuse collections.

The application proposes to provide 50no. car parking spaces within the main car park, with 52. no spaces within the overflow parking area. Disabled bays will be provided within the main car park.

In relation to the management of the car parking spaces it is considered that the main car park should be sufficient for users and staff during the majority of the week. However, during peak hours during the evening (18:00 – 23:00), the overflow car park will be available. It is envisaged the majority of sporting events will take place over the weekend, during which the coach and car parking at the Temple Park Leisure Centre will also be available for use.

In relation to pedestrian access, there will be a number of gated access points across the site. The main pedestrian access will be via a footpath link from the public right of way that connects Nevinson Avenue and the A1018, at the southern edge of the site. This access gate will be open during club house opening times and will provide a connection from the public right of way to the car park. Additionally, a pedestrian footpath will allow for access to the club house and sports pitches for visitors.

A second pedestrian access will be provided at the northern boundary of the development connecting the new facilities with the existing public right of way footpaths leading to the Temple Park Leisure Centre and A1018. This gate / pedestrian access will be opened for a limited period on match and event days only.

Due to the location of new sports pitches, some existing public right of ways (PROW) are to be blocked up and where possible PROW around the site enclosure will be unaffected ensuring that the existing connections are maintained. Out of hours the club house, pedestrian access gates and access road will be locked and closed.

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## 4.0 Planning History

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The relevant planning history relating to the site is shown below, taken from South Tyneside's Council's Public Access website:

- *ST/072/05/LA - Proposed erection of skate park at Temple Memorial Park adjacent to existing leisure centre – Granted*
- *ST/2389/06/COND - Submission of condition 4: Details of floodlighting in respect to planning application*

There are no planning applications which directly relate to the site, the nearest application in relation to sporting use was for a skate park adjacent to the Leisure Centre. However, it is considered sporting uses and new proposals for sports use have previously been supported within the vicinity of the application site. Therefore, the application for additional sporting uses is acceptable in principle and due to the proximity to the leisure centre the use would be acceptable in planning terms.

## 5.0 Planning Policy

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This section of the Planning Statement sets out the relevant Planning Policy context within which the planning application should be considered. Planning Policies are analysed at National and Local levels, with the National Planning Policy providing the overarching Framework for development. The NPPF stipulates that planning applications should be determined in accordance with the development plan produced by the Local Planning Authority unless material considerations indicate otherwise. For National and Local Planning Policy the policies considered to be the most relevant are discussed.

### 5.1 National Planning Policy

On the 27th March 2012, the Government published the National Planning Policy Framework (NPPF), which sets out the Government's Planning Policies for England, and details how they should be applied.

The aim of the NPPF is to create a streamlined, clear and concise planning document that promotes sustainable development and provides a link to allow the community to have their say on development that takes place within their neighbourhood. There is a clear emphasis on a presumption in favour of sustainable development, something which the Government see as the heart of the planning system, with sustainable development itself being the golden thread which should run through the plan making and decision-making process.

The NPPF confirms that the Government has committed itself to the concept of sustainable development and of not sacrificing what future generations will value for the sake of short-term and often illusory gains.

This approach is set out in the 'Sustainable Development: The UK Strategy' document, and is reinforced through the document's five guiding principles of sustainable development. The NPPF identifies that there are three dimensions to securing sustainable development (economic, social and environmental), and promoting the use of previously developed land and the provision of mixed use housing development helps to meet the objectives of the dimensions.

To satisfy these three dimensions the document identifies 12 core planning principles which should underpin the decision-making process taken by the Local Authority. These principles include proactively driving and supporting economic development to help deliver homes, businesses, infrastructure and thriving local places. The core principles also state that planning should:

- Be used as a creative exercise to find ways to enhance and improve places;
- Objectively aim to meet the needs of an area, including housing, and business development;
- Seek high quality design and amenity for all existing and future occupants of land and buildings;
- Understand the differing roles and characters that areas take, and promote the vitality of our main urban areas; and
- Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

There are points of reference in the NPPF which must be noted during the design process, particularly promoting healthy communities and achieving high quality design, throughout the scheme, to integrate the development with its

surroundings. Any opportunity for the scheme to improve the character and quality of an area, and the way it functions, will be supported through the NPPF.

Paragraph 29 of the NPPF states that the transport system should be balanced to favour sustainable modes of transport, to give people a real choice of how they travel. Additionally, paragraph 32 states that for developments that would generate significant amounts of movement should be accompanied by a Transport Assessment or Transport Statement.

The NPPF states that plans and decisions should take account of whether:

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people; and improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.

It is clearly states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

In relation to healthy communities, paragraph 69 is relevant, and states that the planning system can play an important role in the facilitation of social interaction to create healthy, inclusive communities, Planning policies and decisions should aim to achieve places that promote safe and accessible development that have high quality public space and which encourage the active and continual use of public area.

Paragraph 70 states that planning policies and decisions should plan positively for shared space, community places, sports venues and other local services to enhance the sustainability of communities and residential environments.

The Framework also outlines in paragraph 73 that access to high quality open spaces and opportunities for recreation can make an important contribution to the health and well-being of communities.

Paragraph 74 seeks to protect existing open space, sports and recreational building unless exceptional circumstances apply. These areas should not be built upon unless:

- *“an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- *the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss”.*

### **5.1.1 National Planning Policy Guidance**

National Planning Policy Guidance provides guidance for local authorities and developers for a variety of topics such as planning for housing, local plans, heritage assets and open space.

The PPG for open space states that *“open space should be taken into account in planning for new development and considering proposals that may affect existing open space. Open space, which includes all open space of public value, can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks. It can provide health and recreation benefits to people living and working nearby; have an ecological value and*

*contribute to green infrastructure, as well as being an important part of the landscape and setting of built development, and an important component in the achievement of sustainable development”.*

PPG also states that for development that affects playing pitches, Sport England is required to be consulted and Sport England’s Guidance should be considered.

## **5.2 Local Planning Policy**

### **5.2.1 South Tyneside Local Development Framework**

The South Tyneside Local Development Framework (LDF) is the current Local Plan and guides the future development and use of land in South Tyneside for a plan period for 10-15 years. The NPPF states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

The LDF also includes a portfolio of statutory Development Plan Documents (DPD). In relation to the Proposed Development, the DPDs include:

- Core Strategy (June 2007);
- Core Strategy Key Diagram (2007);
- Development Management Policies (December 2011);
- Site Specific Allocations Proposals Map (Adopted April 2012)

With regard to emerging plan policies, the Local Plan is in the early stage of preparation, therefore, limited weight is given to these policies. The Local Plan is expected to be adopted in 2018.

Paragraph 14 of the NPPF states *“where the development plan is absent, silent or relevant policies are out of date, granting permission unless...any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”.*

Specific policies relevant to this application will be discussed in this section.

The South Tyneside Local Development Framework (LDF) is the current Local Plan and guides the future development and use of land in South Tyneside for a plan period for 10-15 years.

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Specific policies relevant to this application will be discussed in this section.

### 5.2.2 Core Strategy (June 2007)

The Site falls within an area of 'Great North Forest area outside of the Green Belt' and also contains a 'Wildlife Corridor' as identified by the Core Strategy Key Diagram. It is not designated under any other specific land use policy.

The strategic policies to be considered by this application are:

- Policy ST1 – Spatial Strategy for South Tyneside;
- Policy ST2 – Sustainable Urban Living;
- Policy SC1 – Creating Sustainable Urban Areas
- Policy SC6 – Providing for Recreational Open Space, Sport and Leisure;
- Policy EA1 – Local Character and Distinctiveness
- Policy A1 – Improving Accessibility;
- Policy EA1- Local Character and Distinctiveness
- Policy EA3 – Biodiversity and Geodiversity; and
- Policy EA5 – Environmental Protection.

Policy ST1 notes that the spatial strategy for South Tyneside is to:

- A. *“Regenerate the River Tyne and coastal corridors including the Tyne Gateway at South Shields;*
- B. *Support development that reflects the scale and functions of the main towns of South Shields, Jarrow and Hebburn;*
- C. *Promote opportunities along the A19 Economic Growth Corridor;*
- D. *Ensure the sustainability of our settlements by reducing the emissions which cause climate change and adapting to its effects; and*
- E. *Maximise the re-use of previously developed land, in the built-up areas.”*

The principles of securing mixed use development, promoting accessibility, and ensuring that development maximises the community benefits of regeneration, whilst avoiding or minimising environmental impacts and congestion and safeguarding natural and cultural assets.

Policy ST2 notes that high quality in sustainable urban living will be promoted by ensuring that:

- A. *“highest standards of urban design are promoted so that buildings and their settings make a positive contribution to the local area;*
- B. *The use of environmentally sound and energy efficient construction materials and operational techniques are achieved and that developers work towards low carbon and zero carbon standards;*
- C. *On-site generation of renewable energy is maximised, with a target of 10% of each scheme’s energy requirements;*
- D. *Use is made of ‘sustainable urban drainage systems’ and water conservation features including ‘grey water recycling’ and other technologies wherever possible;*
- E. *Priority is given to alternative modes of transport to the private car, and access by:*
  - i. *Requiring travel plans for developments which would have significant transport implications;*

- ii. *Enhancing electronic communication infrastructures;*
- F. *The need to design out crime and eliminate the fear of crime has been addressed;*
- G. *Buildings and their setting are designed to be flexible, enabling them to adapt to future needs and to take into account the needs of all users; and*
- H. *All new development is encouraged to incorporate biodiversity and geological features at the design stage.*

Policy SC1 looks to deliver sustainable communities with development proposals focused in accordance with the spatial strategy for South Tyneside. Development proposals are required to:

- A. *“create a strong sense of place by strengthening the distinctive historic and cultural qualities and townscape of our towns and villages, and promote high quality design;*
- B. *Revitalise our town centres and other main shopping centres;*
- C. *Maintain and improve the provision of accessible basic local services and community facilities, whilst focussing high trip-generating uses within our town centres;*
- D. *Restore links between the River Tyne and the town centres and residential areas within the Tyne riverside regeneration corridor.*

Policy SC6 relates to the provision of open space for recreation, sport and leisure. The policy states:

*We will promote the provision of high quality recreational open space, playing fields and outdoor sporting and play facilities by:*

- A. *Implementing and supporting schemes that will protect and improve the quantity, quality and accessibility of open space and outdoor sports, leisure and children’s play facilities throughout the Borough, in accordance with our adopted standards and other relevant legislation;*
- B. *Remedying deficiencies in open space provision and quality, including through the reuse of previously-developed ‘brownfield’ sites, particularly within the Tyne riverside regeneration corridor, the inner-urban areas of South Shields, and Cleadon village as shown on the Key Diagram;*
- C. *Supporting schemes that extend the Borough’s strategic Linked Open Space System into the wider countryside, assist the implementation of the Great North Forest’s recreational framework, or broaden the range of opportunities for recreational pursuits within the Great North Forest and the River Tyne and coastal corridors.*

Policy EA1 supports the improvement of public transport and other modes of sustainable transport. The policy states:

*“The Council will support public transport, walking and cycling initiatives that maximise the accessibility of new development being focused at:*

- A. *Regeneration areas along the riverside corridor, including South Shields, Jarrow and Hebburn town centres; and Priority will also be given to improving accessibility, particularly by encouraging and promoting public transport improvements, both within the Borough and between the Borough and:*
- B. *the A19 Economic Growth Corridor (including employment areas at Boldon Colliery, Doxford Park, North Tyneside and South-East Northumberland); and C other destinations in the Tyne and Wear City Region, such as Newcastle and Sunderland city centres, Newcastle Central Station and Newcastle International Airport. The key growth areas within South Tyneside are shown on the Key Diagram. Transport Assessments will be*

*required for any major development proposal. Parking standards will apply to new development, and will be set out in a Supplementary Planning Document”.*

Policy EA3 seeks to optimise conditions for wildlife, implement the Durham Biodiversity Action Plan and tackle habitat fragmentation. In doing so, the Council will;

- A. *‘Secure and enhance the integrity of designated sites;*
- B. *Maintain, enhance, restore and add to biodiversity and geological conservation interests;*
- C. *Ensure that new development would result in no net loss of biodiversity value of any of the following priority habitats;*
  - i. *Magnesian limestone grassland;*
  - ii. *Coastal sand dune;*
  - iii. *Maritime cliffs and slopes;*
  - iv. *Mudflats;*
  - v. *Rivers and wetlands;*
  - vi. *Species rich neutral grasslands;*
  - vii. *Rocky shores.*
- D. *Reduce fragmentation of, improve or extend existing Priority Habitats;*
- E. *Create new Priority Habitats, especially in the Habitat Creation Zones of:*
  - i. *Cleadon Hills;*
  - ii. *Downhill;*
  - iii. *River Don Valley;*
  - iv. *Wardley Colliery.*
- F. *Protect and strengthen populations of Priority or other protected species;*
- G. *Enhance the biodiversity value of wildlife corridors; and*
- H. *Where appropriate, restrict access and usage in order to conserve an area’s biodiversity value.’*

Policy EA5 seeks to complement the regeneration of the Borough, but will control new development so that it:

- A. *Acts to reduce levels of pollution, environmental risk and nuisance throughout the Borough;*
- B. *Minimises adverse impacts on the Magnesian Limestone Aquifer and its associated groundwater protection zones;*
- C. *Focuses the treatment of contaminated and derelict land so as to achieve a balance between;*
  - i. *The management of risk approach in its Contaminated Land Strategy; and*
  - ii. *The regeneration of the riverside corridor;*
- D. *Ensures that the individual and cumulative effects of development do not breach noise, hazardous substances or pollution limits; and*
- E. *Does not permit unsustainable schemes to be located in those areas of the coast, Tyne corridor and Don Valley where flood risk is unacceptable high.*

### **5.2.3 Development Management Policies (2011)**

The South Tyneside Development Management Policies (STDMP) compliments the other elements of the LDF. It consists of criteria-based policies which are mainly implemented through decision making on planning applications.

Development Management policies of relevance to the determination of this planning application include:

- Policy DM1 – Management of Development;
- Policy DM7 – Biodiversity and Geodiversity Sites.

Policy DM1 is a general criteria-based policy relating to the management of development. Of relevance to the development proposed in this application, the Council will ensure that:

- *The development, including new buildings, extensions and alterations to existing buildings, is designed to convey sensitive consideration of its surroundings, and where possible enhance its local setting and reinforce local identity, having particular regard to scale and proportions, alignment, form, use of materials and architectural detailing;*
- *The development is acceptable in relation to any impact on residential amenity;*
- *The development protects soft landscaping, including trees and hedges, where possible or provides replacement planting where necessary;*
- *New development provides well-designed external spaces including streets, squares and parks, where possible, linked to the wider green infrastructure network, with hard and soft landscaping to provide a high-quality setting for buildings, improve visual amenity, enhance community activity and support the provision of priority natural habitats and species;*
- *The impact of the development is acceptable in relation to highway capacity and safety or includes proposals to mitigate any adverse impacts;*
- *New development provides site layouts that facilitate convenient and safe routes between facilities, and prioritises movement by pedestrians and cyclists;*
- *The needs for all users for access around sites and into buildings for public use are considered as an integral part of the development;*
- *The development is designed to achieve lower carbon emissions, and to be energy efficient and maximise the use of renewable and low carbon energy sources, having greater resilience to the likely effects of climate change, including higher summer temperatures and increased prevalence of flood events.*
- *Any risks of contamination have been fully assessed and, where necessary, remediation measures, appropriate to the intended use of the land, are included as part of the development proposals; and*
- *The development takes into consideration the potential legacy of mineral workings, particularly in areas of known former mine shafts, and also existences of landfill sites at Newton Garths, Temple Park, Trow Quarry and Gypsies Green.*

Policy DM7 is also relevant to the proposal due to the site's proximity to designated biodiversity sites. The policy states:

*“We will protect and enhance the important environmental assets of the borough, including part of the most northerly outcrops of magnesian limestone in the country. We will promote and support high quality schemes that enhance nature conservation and management, preserve and restore historic and natural environmental character, and maximise benefits for geological conservation and the enhancement of biodiversity in line with the Durham Biodiversity Action Plan targets. All proposals for development:*

- A. *Must ensure that any individual or cumulative detrimental impacts on sites are avoided; and*

- B. *Will only be permitted where they would not adversely affect the integrity, natural character or biodiversity and geodiversity value of:*
- i. *Designated Sites of Special Scientific Interest;*
  - ii. *Designated Local Wildlife Sites;*
  - iii. *Designate Local Geodiversity Sites;*
  - iv. *Designated Local Nature Reserves;*
  - v. *The Cleadon Hills, Boldon Downhill and South Boldon areas of high landscape value and significance;*
  - vi. *Wildlife Corridors; and*
  - vii. *Other land that forms part of the borough's strategic green infrastructure; as shown on the Proposals Map. Development within or outside these designations will only be approved where the benefits of development clearly outweigh any adverse impact on the site, and any broader impacts on the national network of Sites of Special Scientific Interest. Exceptions will only be made where no reasonable alternatives are available. In such cases, we will use planning conditions and/or planning obligations to mitigate or compensate for the harmful effects of the development, and through good design seek opportunities to incorporate biodiversity and geodiversity features into the development."*

#### **5.2.4 Site Specific Allocations (April 2012)**

The Site-Specific Allocations document seeks to implement the land use related elements of other council documents that have implications for the rest of the borough.

Site Specific Allocations policies of relevance to the determination of this planning application include:

- Policy SA6 – Social, Community and Leisure Facilities Opportunities; and
- Policy SA7 – Green Infrastructure and Recreational Opportunities.

Policy SA6 promotes and encourages proposals that broaden the range of indoor sports and leisure facilities, and other social and community facilities, to serve local needs. Opportunities for improving and broadening leisure and community facilities provision will be created by:

- C. *"Enabling the consolidation and improvement of leisure facilities on the South Shields and Westoe Sports Club site at Dean Road, South Shields;"*

Policy SA7 seeks to improve the quality of the public realm and the provision of publicly-accessible recreational open spaces throughout South Tyneside.

#### **5.2.5 Other Relevant Planning Policy Documents**

South Tyneside Council has a number of non-statutory supplementary planning documents to provide advisory guidance to the development plan documents. The South Tyneside Playing Pitch Strategy & Action Plan (December 2015) (PPS) provides a strategic framework for the maintenance and improvement of existing outdoor sports pitches and ancillary facilities between 2015 and 2037, in line with population projects. The PPS covers the following playing pitches and outdoor sports:

- Football pitches;
- Cricket pitches;

- Rugby pitches;
- Hockey/Artificial Grass Pitches (AGPs);
- Tennis;
- Bowls;
- Athletics.

The PPS considers the impacts of using Temple Park as a new home for South Shields and Westoe Sports Club. It is noted that Westoe RFC requires additional pitches. The nearby Temple Park is one possible solution that the Council have investigated. The Site (as of 2015) accommodated five adult football pitches of standard quality, used solely by youth 9v9 and 11v11 teams. However, it is noted that due to issues with ground subsidence and lack of changing availability meant that teams were moved away from Temple Park to be accommodated elsewhere.

The PPS notes as of 2015 that the Site is used by two 9v9 teams that play on Saturday mornings and seven 11v11 teams that play on Sunday mornings. As such, this would require a minimum of one 9v9 pitch and four 11v11 pitches. The PPS recognises that the site is important for football, and therefore, these teams would need to be accommodated on site or elsewhere in the local area should Temple Park be used for rugby (and other sports of South Shields and Westoe Sports Club) in the future.

### 5.3 National Policy for Sport (Sport England)

Sport England is the statutory consultee for applications that involve the loss, provision or relocation of sports pitches or facilities and Sport England Policy is a material consideration in the planning process. Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the specific circumstances applies:

*E1 - A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport.*

*E2 - The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.*

*E3 - The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing areas of any playing pitch or the loss of any other sporting/ancillary facilities on the site*

*E4 - The playing field or playing fields, which would be lost as a result of the proposed development, would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development.*

*E5 - The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields”.*

For this application, which involves the relocation and re-provision of sports facilities at Temple Memorial Park, that the proposal constitutes Exception Policy E4.

For this application, which involves the relocation of the existing sports facilities and provision of additional playing pitches and ancillary accommodation that will be of greater quality than existing, it is considered that the proposed development falls within Sport England Exception Policy E4.

### 5.3.1 Sport England Policy Consultation Draft

Sport England published a draft of their aims and objectives for consultation in July 2017. The aim outlined in the document is

*“to provide places that maximise opportunities for sport and physical activity for all, enabling the already active to be more so and the inactive to become active”.*

There are three objectives that are proposed to meet the objective:

- Protect - To seek to protect the right opportunities in the right places;
- Enhance - To enhance opportunities to be active through better use of existing provision;
- Provide - To provide new opportunities to meet the needs of current and future generations.

## 5.4 Planning Policy Conclusion

The adopted policies within the Core Strategy will be given considerable weight in the determination of the Planning Application. There are also some remaining policies within the Unitary Development Plan which remain saved and these would have a degree of weight attached to them depending on their compliance with the NPPF.

The NPPF is generally supportive of the proposals and the proposed upgrading of sporting facilities and an increase in pitches and quality of facilities provided would meet the three interconnected dimensions of sustainable development.

Within the Core Strategy policy SC6 relates to the provision of open space for sport, recreation and leisure and to ensure that proposals promote high quality development that improve sports provision, address pitch deficits and support the extension of the borough’s linked Open Space System to the countryside. The proposals aim to provide a purpose-built club house with new changing and ancillary facilities to the use of the site for sporting uses as well as replace the pitch provision lost at Westoe, and provide the opportunity for additional playing pitch pitches over and above what is existing.

Policies EA3 and development management policy DM7 relate to biodiversity and geodiversity. Part of the site is within a wildlife corridor; however relevant surveys have been undertaken that show that there will be no detrimental impact upon any species or habitat which are present on site.

Policies EA5 and development management policy DM1 relate to the protection the overall protection of the environment in relation to residential amenity. Relevant surveys have been undertaken that show that there will be no detrimental impact on residential amenity as a result of the development.

Policies EA1 and A1 relate to the encouragement of sustainable modes of transport and accessibility to new development as well as consideration that development should respect the built environment in relation to its existing character and density. The proposed sporting facilities will utilise sustainable modes of transport by promoting the use of

pedestrian footpaths, provision of cycle facilities and public transport to access the site. The proposals have also considered recent developments within the area as well as the scale and mass of the club house in relation to the surrounding area to ensure its design is not overbearing or obtrusive.

Sport England Exception Policy E4 allows the removal of playing pitches where the quality and provision will be placed to the same standard or greater elsewhere. The proposal involves the loss of existing sports facilities at the Westoe site, which will be relocated to this application site at Nevinson Avenue. The proposals will provide a purpose-built club house to house ancillary facilities and the equal provision of pitches from the previous site along with other pitches to improve the sporting offer. Additionally an Open Space and Playing Pitch Assessment has been undertaken in support of the planning application to demonstrate the application's compliance with exception policy E4.

Therefore, it has been clearly justified that the proposed development meets all local, national and supplementary planning objectives.

## 6.0 Planning Policy Key Considerations

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The National Planning Policy Framework (NPPF), supplemented by the Planning Practice Guidance (PPG), provides the overriding framework for assessing this application, and is supplemented by Local Planning Policy in the form of the Local Development Plan and supplementary documents. This section of the Statement considers the most relevant key issues to the Proposed Development in relation to National and Local Policy.

### 6.1 Need for Replacement Sports Facilities

The Site-Specific Allocations Document includes the site existing South Shields and Westoe Sports Club site within policies SA1 and SA6 as providing mixed-use facilities with the improvement or consolidation of the existing sports uses. The proposed residential development on site will result in the loss of existing sports facilities, as it has been assessed that the site is not suitable for expansion of the existing sports users to meet the sports clubs' needs due to the constrained nature of the site within the urban grain.

The South Tyneside Playing Pitch Strategy identified that the current site provides sporting facilities for cricket, rugby and tennis. In relation to cricket it is identified that the existing pitch is above average quality, but is overplayed by 22 matches per season. The strategy recommends that additional wickets (turf or non-turf) to accommodate the current level of overplay.

With regards Rugby Union, it is noted that one pitch is used by Westoe RFC and is overplayed by 1.5 match equivalents. The Club wish to move away from the site to a facility with more than one pitch in order to accommodate junior and senior teams. Currently the South Shields and Westoe Sports Club site provides one pitch for adult and junior matches and training. Without the ability to access more pitches, the club may not be able to attract new players at either junior or senior level, both of which are essential to the long-term sustainability of the club. The Play Pitch Strategy notes that Rugby Union clubs are likely to field more teams in the future with continuation of growth in junior team, therefore, it is recognised that clubs will have to maintain the current level of pitch stock and to support facility development where appropriate.

In relation to tennis, the site currently has seven courts, three of which are floodlit and four of which are unused and noted as poor quality. The Playing Pitch Strategy on the existing Westoe Sports Ground recommends that improved courts of better quality should be provided.

It is considered that the existing sports facilities cannot be upgraded or improved to the quality or quantity recommended within the Playing Pitch Strategy as it is tightly constrained by existing developments within a Conservation Area. As such, the Proposed Development at Temple Memorial Park will allow facilities of an existing quality in line with Rugby Football Union (RFU), England and Wales Cricket Board (ECB) and Lawn Tennis Association (LTA) standards, but provide additional quantity.

An Open Space and Playing Pitch Assessment has been undertaken in support of the planning application. The assessment reviews the existing provision and demand at both the current South Shields and Westoe Sports Club and Temple Memorial Park, and assesses the replacement provision of sports pitches proposed.

## 6.2 Loss of Existing Sports Facilities

The South Tyneside Playing Pitch Strategy notes that the application site currently has five adult football pitches of standard quality, used solely by youth 9 aside and 11 aside teams. The Strategy notes that the site itself is able to accommodate eight adult pitches, however, due to issues with ground subsidence and lack of changing availability meant that teams were moved away from the site to be accommodated elsewhere.

At the time of writing, the Proposed Development site currently accommodates one 11 aside football pitch, one 9 aside football pitch and a rugby pitch used by the Westoe Rugby Club second XV. The South Tyneside Playing Pitch Strategy notes that the site is important for football and as a minimum would require 1 no. 9 a-side pitch and 4 no. 11 a-side pitches if South Shields and Westoe Sports Club were to use the Temple Memorial Park site.

In line with the Playing Pitch Strategy, 4no. 11 a-side pitches and 1 no. 9 aside pitches will be provided within the Proposed Development boundary with 3 of the pitches provided adjacent to Temple Park Leisure Centre. All of the relocated pitches will be installed to at least the same standard as currently available within Temple Memorial Park and will be secured by a S106 agreement.

All pitches and playing surfaces will be laid out in accordance with Sport England Guidance to minimum size requirements.

A community use agreement will be in place through means of the S106 which will allow the wider community use of the new indoor and outdoor sports facilities at Temple Memorial Park arranged through prior notification with South Shields and Westoe Sports Club. Public access to the new facilities will improve the standard and quality of sports provision at the Temple Memorial Park site.

The proposed development is considered to adhere to Sport England Exception Policy E4 which allows the removal of playing pitches where the quality and provision will be placed to the same standard or greater elsewhere.

## 6.3 Design

The proposed club house has utilised a contemporary design that respects the scale and mass of surrounding buildings through the breaking up of the building using blocks of material. The design has taken inspiration from other recently completed developments within the area and has proposed a materials palette that is contemporary yet respects existing materials within the locality.

The proposed development respects and will be well integrated within the existing urban area and will be a modern, Contemporary design that adds positive aesthetic interest to the locality. It is therefore considered that the proposed development complies with policy A1, SA7 and DM1.

## 6.4 Noise

A baseline noise survey was undertaken of the existing vacant site at Temple Memorial Park in support of the planning application for the Proposed Development.

Noise levels at and around the site have been measured over a 24-hour period from Sunday 17th to Monday 18th September 2017 to inform the review of potential noise impacts. The prevailing noise climate was found to be dominated

by road traffic noise from the surrounding road network, with contributions from human activities and local wildlife (predominantly seagulls).

Typical operational noise impact considerations for management of the club house have been identified to help minimise risk of adverse impact on the neighbouring area. Such measures, which are designed to control noise breakout from the clubhouse bar would be expected to reduce noise levels from the bar such that the potential impact at nearby sensitive receptors would be insignificant.

Rating noise limits for fixed plant have been proposed based on measured noise levels according to relevant guidance.

Noise from external sports activities is considered not to be significant in comparison to the prevailing noise climate, having regard to the existing sports activity uses in the vicinity of the Proposed Development.

## **6.5 Flooding and Drainage**

A Flood Risk Assessment (FRA) has been undertaken to support this planning application. The FRA was undertaken in accordance with the following legislation and guidance;

- National Planning Policy Framework;
- Flood and Water Management Act;
- South Tyneside Council Strategic Flood Risk Assessment – Level 1;
- Local Flood Risk Management Strategy for Durham; and
- River Tyne Catchment Flood Management Plan.

The FRA undertaken concluded that:

- The Environment Agency mapping shows that the site is not at risk of tidal flooding and as such will not require further assessment;
- There is a low risk of groundwater flooding occurring at the site, and that no further assessment is required with respect to groundwater flooding;
- The Environment Agency mapping shows that the site is at very low risk of surface water (overland) flooding. The proposed development will change the surface water flow regime for the site and proposals will need to be developed in line with local and national guidelines;
- There are no known previous flooding incidents from the sewer and as such, there is considered to be a low risk of sewer flooding affecting the site;
- It is noted that the topography of the area and the location of water mains suggest that any flooding associated with water mains would be retained within Dean Road and Sunderland Road and does not require further assessment; and
- The potential impacts of climate change will likely increase the risk of flooding and suitable protection measures should be considered.

It is noted that the site is not at risk from the flooding mechanisms assessed as part of the report.

## 6.6 Ground Contamination

A ground contamination assessment was undertaken as part of the suite of documents that accompanies this planning application.

The assessment found that asbestos presence was confirmed within topsoil on made ground. Given the presence of anthropogenic debris within made ground across the site a detailed Remediation Strategy will be prepared and dealt with by an appropriate condition.

Contamination may pose a short-term (acute) or long-term (chronic) risk to workers during the site construction. The potential risks must be specifically assessed as part of the health and safety evaluation for the works to be performed in accordance with prevailing legislation. It is also recommended that a remediation strategy report should be produced, and it is recommended that discussions with the regulatory authorities prior to commencement of remediation are sought.

## 6.7 Trees

An Arboricultural Impacts Assessment has been undertaken. Within the report it is stated that 1 individual trees and 7 groups were surveyed. The results of the tree category assessment are shown in Figure 2 below:

**Figure 2: Tree Category Assessment**

Tree Category Rating	Remove To Facilitate The Development
A – High	-
B – Moderate	Trees 6-7 and 10-11 Groups 2, 7 & 8 Parts of groups 6 & 10
C – Low	Tree 9 Group 11 Part of group 5
U – Unsuitable For Retention	-

In relation to Root Protection Areas, Tree 8 was identified as at risk. The reports states that it is important that no damage is caused to the rooting area, therefore special ‘no-dig, tree friendly’ methodology should be applied. A Tree Protection Plan has been supplied in support of the planning application.

## 6.8 Ecology

A Phase 1 Ecological Report by All About Trees has been undertaken in support of the planning application. The Ecological Report identified that the site is within 2km of several statutory sites, the nature of the Proposed Development is not considered to impact on these areas.

The Phase 1 field survey identified an area of predominantly amenity grassland, with parcels of poor semi-improved neutral grassland and scrub. It was noted that the area has the potential to support foraging and commuting for some protected species including bats and hedgehogs.

The scrub and trees present on site have the potential to support a range of nesting birds, including ground nesting birds. Additional information obtained as part of the Report has identified the presence of migrating birds within sites to the north east of the survey area. It was noted that creation of some of the pitches will involve regrading of the area, potentially exposing a previous domestic refuse landfill site.

Following the implementation of recommendations found within the report, it is considered that the Proposed Development is in compliance with Core Strategy Policy EA3 and Development Management Policy DM7.

## **6.9 Transport**

A Transport Assessment has been prepared in support of the planning application.

The existing infrastructure, site characteristics and surrounding road network have been reviewed and considered in the context of the Proposed Development.

Existing public transport provision at the site has been examined and shown to be good. A Travel Plan has been produced to ensure that the development strives to reduce the need to travel, especially by car. The Travel Plan includes proposed measures to encourage use of all modes of transport other than single occupancy car trips.

The traffic impact of the Proposed Development on the local road network has been assessed, demonstrating that the site access junction and neighbouring highway junctions can operate in a satisfactory manner in future scenarios, inclusive of the development.

The road safety record of the highway network within the study area has been examined and no significant road safety problems have been identified.

Thus, under the current assessment the impact of the Proposed Development is in no way severe. It is considered that the Proposed Development is in compliance with ST2 and DM1.

## 7.0 Conclusion

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This planning statement has been prepared in support of the planning application for a new sports ground at Temple Memorial Park, South Shields. The application should be considered in tandem with the planning application submitted for the existing South Shields and Westoe Sports Club site where 79 residential dwellings are proposed.

The Proposed Development is considered necessary to ensure the longevity of the South Shields and Westoe Sports Club. The Club wish to move away from the existing site to an enhanced facility with more than one pitch in order to accommodate junior and senior teams. The existing South Shields and Westoe Sports Club site provides one pitch that is used for both cricket and rugby sports. Without the ability to access more pitches, the club may not be able to attract new players at either junior and senior level, both of which are essential to the long-term sustainability of the club.

The application proposes to relocate the existing XV floodlit rugby pitch, senior cricket pitch and 3 no. floodlit tennis courts from the Westoe Sports Ground to the Temple Memorial Park site. The application also provides additional pitches as well as those which are to be relocated from Westoe Sports Ground. The new facilities will provide an increase in cricket wickets from 11 to 16 wickets and an additional floodlit XV rugby pitch. This pitch will also be useable for 11 a side football matches and will have drainage incorporated to prevent flooding.

It is the aspiration of developer to provide, subject to funding, additional sports provision onsite. It is proposed that additional facilities including junior cricket pitch, junior cricket changing facilities, additional 3 no. floodlit tennis courts and 3 no. bubble covered tennis courts would be provided.

Although the Proposed Development will initially see the loss of existing football pitch provision on the Temple Memorial Park site as a result of the relocated pitches from Westoe Sports Ground, it is proposed that 4no. 11 aside pitches and 1no. 9 aside pitch will be accommodated within Temple Memorial Park. These will be in line with standards outlined in the South Tyneside Playing Pitch Strategy. All the relocated pitches will be installed to at least the same standard as currently available within Temple Memorial Park and secured within a S106 agreement. All pitches and playing surfaces will be laid out in accordance with Sport England Guidance to minimum size requirements.

A Flood Risk Assessment (FRA) has been undertaken as part of the package of reports to be submitted with this planning application. The FRA has concluded that the Proposed Development site is not at risk from the flooding mechanisms assessed as part of the report.

A Ground Contamination Assessment has concluded that asbestos was present within topsoil on made ground at the site. Contamination may pose a short-term (acute) or long-term (chronic) risk to workers during the site construction. The potential risks must be specifically assessed as part of the health and safety evaluation for the works to be performed in accordance with prevailing legislation. A detailed Remediation Strategy will be prepared and will be subject to a condition.

The proposed development has been assessed in relation to the impact on trees. The report states that it is important that no damage is caused to the rooting area of selected trees, therefore special 'no-dig, tree friendly' methodology should be applied. A Tree Protection Plan has been supplied in support of the planning application.

A Phase 1 ecological survey was undertaken on site. It was noted that the area has the potential to support foraging and commuting for some protected species including bats and hedgehogs. The scrub and trees present on site have the potential to support a range of nesting birds, including ground nesting birds. Additional information obtained as part of the Report has identified the presence of migrating birds within sites to the north east of the survey area.

A Transport Statement has been provided in support of the planning application, which considers that there will be no detrimental impact on the existing road network and that the site represents an opportunity to promote the use of sustainable modes of transport.

It is therefore considered that the proposed development accords with Core Strategy policies ST1, ST2, SC1, SC6, EA1, EA3; Development Management policies DM1 and DM7, Site Specific Allocations policies SA6 and SA7 and Sport England Exception Policy E4.

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